**PLAN ID: FLEX HOUSE:**
**Option 1 Single Porch Flex House**
**Option 2 Single Porch Flex House Duplex**
**Option 3 Double Porch Flex House**
**Option 4 Double Porch Flex House Duplex**

DESCRIPTION:

GROUND FLOOR 1 BED 1.5 BATH 932 SQ. FT.
SECOND FLOOR 2 BED 1 BATH 932 SQ. FT.

**APPLICABLE CODES:**

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE

**Option 2**

**Option 4**

## INDEX





CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS**
Bryan, Texas

JOB NO.
**180012**
ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS

SHEET
**COVER**

## FLOOR-CEILING SYSTEMS, WOOD FRAMED

| GA FILE NO. FC 5109 | PROPRIETARY* | 1 HOUR FIRE | 55 to 59 STC SOUND |
|---|---|---|---|

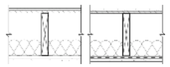
**WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD**

One layer ⅝" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when batt insulation is used; 12" o.c. when loose fill insulation is used) with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to nominal 2 x 10 wood joists spaced a maximum of 24" o.c. with 1¼" Type S drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or or loose fill insulation applied directly over gypsum board. Wood joists supporting ¹⁹/₃₂" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum ½" proprietary gypsum floor topping applied over subfloor.

STC and IIC rated with both joists and resilient channels spaced 16" o.c., 3½" glass fiber insulation in joist spaces, ¾" proprietary gypsum floor topping poured over ¼" proprietary sound reduction mat, and with finish flooring of C&P, sheet vinyl, and engineered wood laminate.

**PROPRIETARY GYPSUM COMPONENTS**

United States Gypsum Company
- ⅝" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
- LEVELROCK® Brand Floor Underlayment



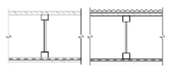
Approx. Ceiling Weight: 3 psf
Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L569
Sound Test: RAL TL04-97 & 98, 4-22-04; RAL TL04-99, - 100, -101, 4-26-04; RAL TL04-109, 4-30-04
IIC & Test: (73 generic C&P), RAL IN04-010, 4-22-04; (52 cushion sheet vinyl) RAL IN04-011, 4-22-04; (51 engineered wood laminate) RAL IN04-012, 4-26-04; (50 cushion sheet vinyl) RAL IN04-013, 4-26-04; (48 generic sheet vinyl) RAL IN04-014, 4-26-04; (45 cushion sheet vinyl & channels spaced 24" o.c.) RAL IN04-015, 4-30-04

| GA FILE NO. FC 5111 | GENERIC | 1 HOUR FIRE | 50 to 54 STC SOUND |
|---|---|---|---|

**WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS**

**Base** layer ½" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1¼" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9½" deep wood I-joists, with minimum 1¼" deep x 1½" wide flanges and minimum ⅜" webs, 24" o.c. with 1¼" Type W drywall screws. **Face** layer ½" type X gypsum wallboard applied at right angles to channels with 1⅝" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1½" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting ⅝" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

STC and IIC tested with 40 oz carpet over ¼" foam pad.



Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.2, 6-30-00
IIC & Test: (68 C & P) NRCC B-3150.2, 6-30-00

*Contact the manufacturer for more detailed information on proprietary products.*

## WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

| GA FILE NO. WP 3241 | PROPRIETARY† | 1 HOUR FIRE | 50 to 54 STC SOUND |
|---|---|---|---|

**GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

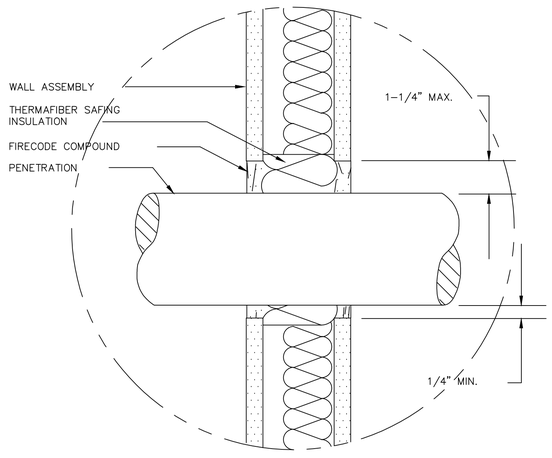
Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space.
**(LOAD-BEARING)**

Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311
Sound Test: Estimated

**PROPRIETARY GYPSUM BOARD**

| | |
|---|---|
| American Gypsum Company | 5/8" FIREBLOC TYPE C |
| CertainTeed Gypsum, Inc. | 5/8" ProRoc™ Type C Gypsum Panels |
| G-P Gypsum | 5/8" ToughRock® Fireguard® C |
| Lafarge North America Inc. | 5/8" Firecheck® Type C |
| National Gypsum Company | 5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard |
| PABCO Gypsum | 1/2" FLAME CURB® Super "C" |
| Temple-Inland Forest Products Corporation | 5/8" TG-C |

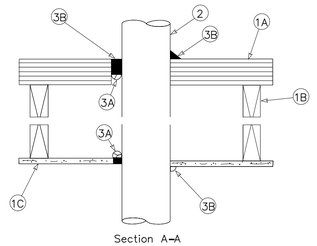
†Contact the manufacturer for more detailed information on proprietary products.



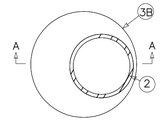

WALL ASSEMBLY
U.L. SYSTEM NO. 605
SCALE: HALF DATE: 1/27/94
DETAIL SHEET

UNITED STATES GYPSUM COMPANY
This FIRE STOP SYSTEM DETAIL must not be used without the assistance of a design professional to verify the suitability of the design for a given structure.

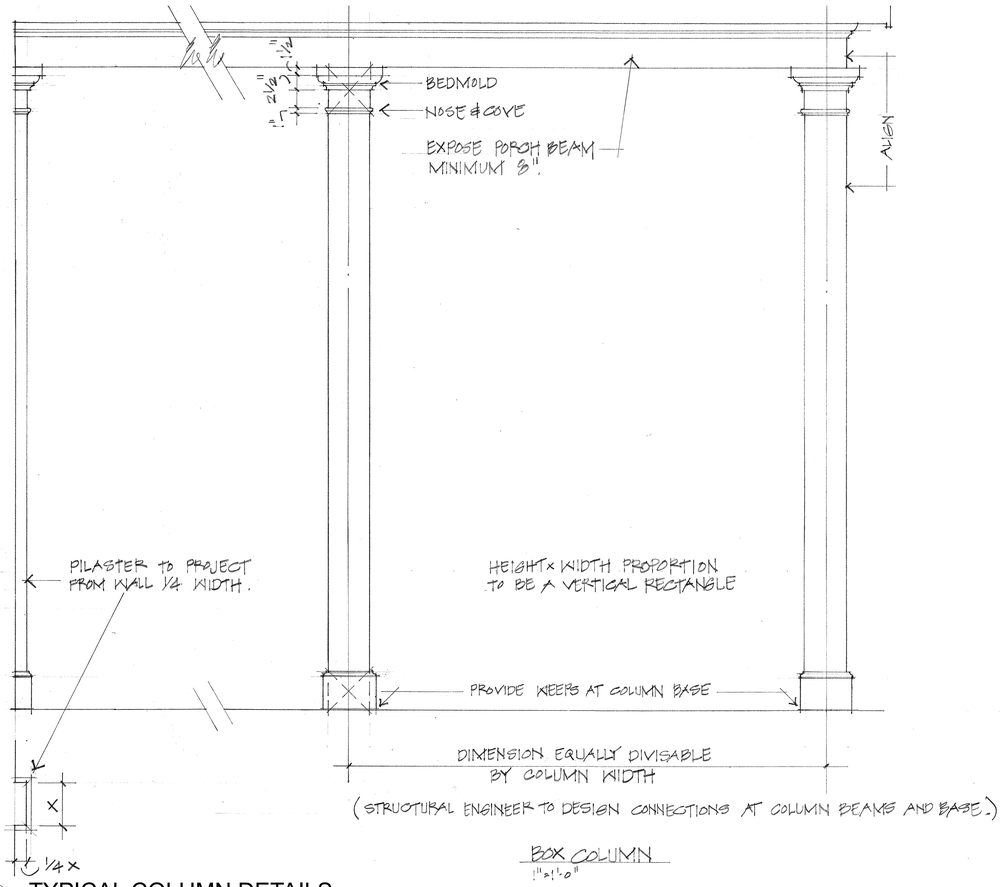
F-C-1069




Section A–A




1. Floor/ceiling assembly:
   A.. Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
   B. Wood joist: Nom. 2" x 10" lumber joist.
   C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
2. Metallic pipe:
   A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
   B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe. STRUCTURAL DETERMINATION BY OTHERS
   C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
   D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
   E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
3. Forming and fire stop materials:
   A. Forming material (optional): Foam backer rod packed into opening as a permanent form.
   B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies. Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.




1 TYPICAL COLUMN DETAILS
SCALE: 1" = 1'-0"

CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DUPLEX VARIATIONS**
**SINGLE UNIT AND DUPLEX VARIATIONS**
Bryan, Texas

JOB NO.
180012

ISSUE DATE
8/25/20
CD

REVISIONS

SHEET CONTENTS
**GENERAL INFORMATION AND COLUMN DETAILS**

SHEET
**A0**

**Wall Bracing Simplified**

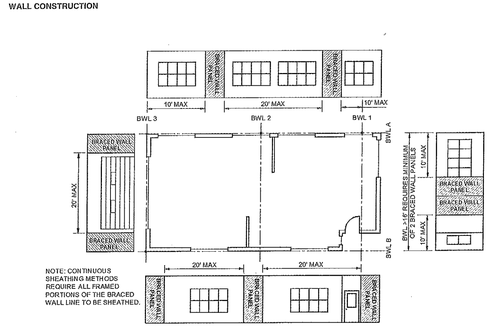
**The following options are for narrow wall bracing adjacent to door / window openings and when a 4' braced panel cannot be achieved within 10' of building corners and every 20' of wall length:**

**Option #1:**

Continuous sheathed method (CS-G) R603.10.4:

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 10' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

WALL CONSTRUCTION




For SI: 1 foot = 304.8 mm.

**FIGURE R602.10.2.2**
**LOCATION OF BRACED WALL PANELS**

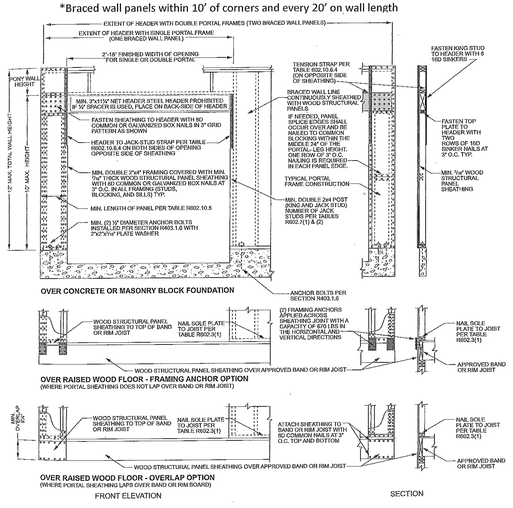
**Wall Bracing Simplified**

**Option # 5**

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

- 8' plate = 16" wide braced wall panel
- 9' plate = 18" wide braced wall panel
- 10' plate = 20" wide braced wall panel
- 11' plate= 22" wide braced wall panel
- 12' plate = 24" wide braced wall panel

*Special straps required per Figure R602.10.6.4
*Braced wall panels within 10' of corners and every 20' on wall length




For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.4**
**METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

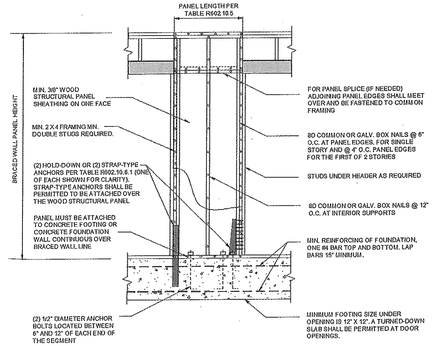
**Wall Bracing Simplified**

**Option #2:**

Alternate Braced Wall Panel (ABW) 602.10.6.1:

- 8' plate = 28" wide braced wall panel
- 9' plate = 32" wide braced wall panel
- 10' plate = 34" wide braced wall panel
- 12' plate = 42" wide braced wall panel

*Special straps required per Figure R602.10.6.1
*Braced wall panels within 10' of corners and every 20' on wall length




For SI: 1 inch = 25.4 mm.

**FIGURE R602.10.6.1**
**METHOD ABW—ALTERNATE BRACED WALL PANEL**



**Wall Bracing Simplified**

**Option #3:**

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

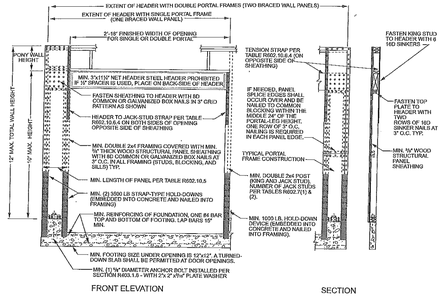
- 8' plate = 16" wide braced wall panel
- 9' plate = 16" wide braced wall panel
- 10' plate = 16" wide braced wall panel
- 11' plate= 18" wide braced wall panel
- 12' plate = 20" wide braced wall panel

Two story:

- 8' plate = 24" wide braced wall panel
- 9' plate = 24" wide braced wall panel
- 10' plate = 24" wide braced wall panel
- 11' plate= 27" wide braced wall panel
- 12' plate = 29" wide braced wall panel

*Special straps required per Figure R602.10.6.2
*Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION




For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.2**
**METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**

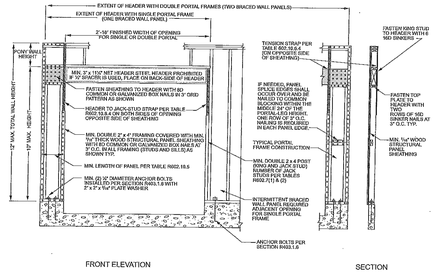
**Wall Bracing Simplified**

**Option #4:**

Portal Frame at Garage Opening (PFG), R602.10.6.3

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 11' plate= 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

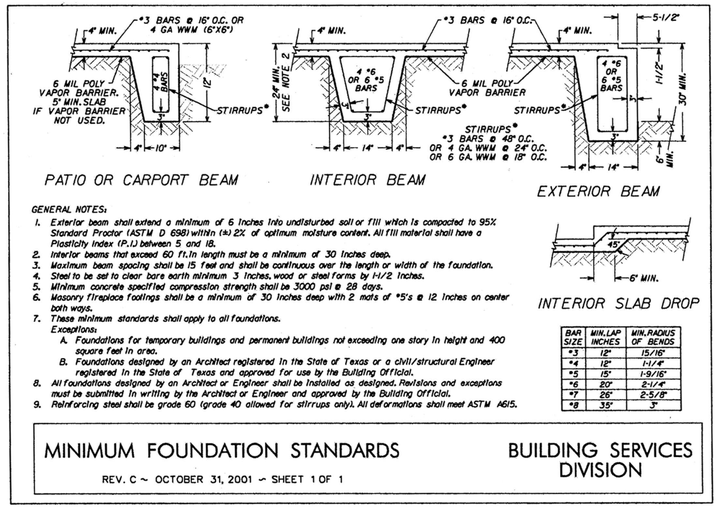
*Special straps required per Figure R602.10.6.3
*Braced wall panels within 10' of corners and every 20' on wall length




For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.3**
**METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C**






GENERAL NOTES:

1. Exterior beam shall extend a minimum of 6 inches into undisturbed soil or fill which is compacted to 95% Standard Proctor (ASTM D 698) within (±) 2% of optimum moisture content. All fill material shall have a Plasticity Index (P.I.) between 5 and 18.
2. Interior beams that exceed 60 ft.in length must be a minimum of 30 inches deep.
3. Maximum beam spacing shall be 15 feet and shall be continuous over the length or width of the foundation.
4. Steel to be set to clear bars earth minimum 3 inches, wood or steel forms by 1½/2 inches.
5. Minimum concrete specified compression strength shall be 3000 psi @ 28 days.
6. Masonry fireplace footings shall be a minimum of 30 inches deep with 2 mats of #5's @ 12 inches on center both ways.
7. These minimum standards shall apply to all foundations.
   Exceptions:
   A. Foundations for temporary buildings and permanent buildings not exceeding one story in height and 400 square feet in area.
   B. Foundations designed by an Architect registered in the State of Texas or a civil/structural Engineer registered in the State of Texas and approved for use by the Building Official.
8. All foundations designed by an Architect or Engineer shall be installed as designed. Revisions and exceptions must be submitted in writing by the Architect or Engineer and approved by the Building Official.
9. Reinforcing steel shall be grade 60 (grade 40 allowed for stirrups only). All deformations shall meet ASTM A615.




INTERIOR SLAB DROP

| BAR SIZE | MIN. LAP INCHES | MIN. RADIUS OF BENDS |
|---|---|---|
| #3 | 12" | 15/16" |
| #4 | 12" | 1-1/4" |
| #5 | 15" | 1-9/16" |
| #6 | 20" | 2-1/4" |
| #7 | 26" | 2-5/8" |
| #8 | 35" | 3" |

MINIMUM FOUNDATION STANDARDS

REV. C ~ OCTOBER 31, 2001 ~ SHEET 1 OF 1

BUILDING SERVICES DIVISION

CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS**
Bryan, Texas

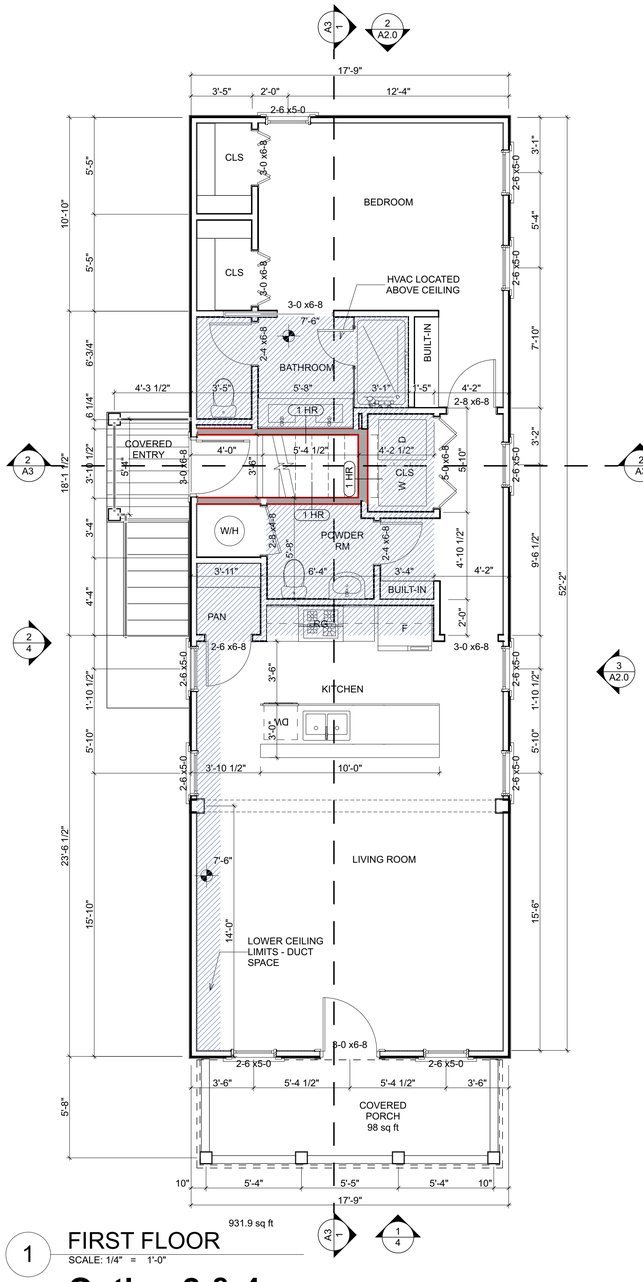
JOB NO.
180012

ISSUE DATE
8/25/20
CD

REVISIONS

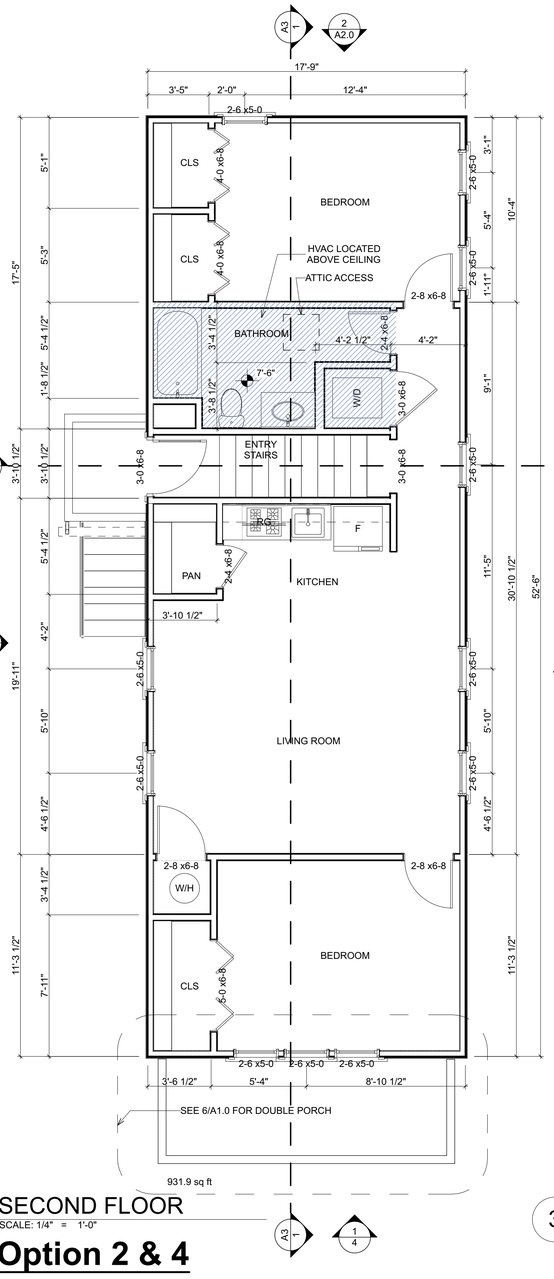
SHEET CONTENTS
**GENERAL INFORMATION (1)**

SHEET
**A0.1**



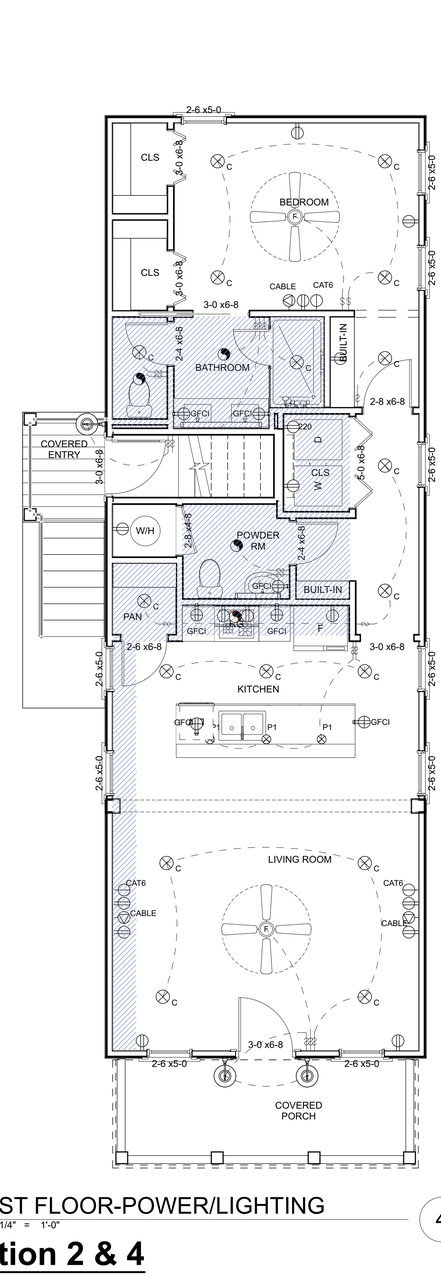

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

**Option 2 & 4**



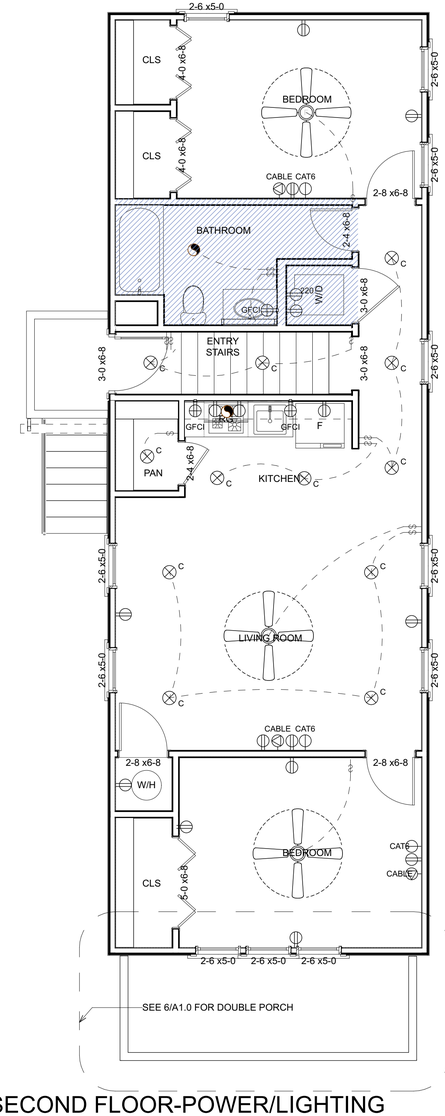

2 SECOND FLOOR
SCALE: 1/4" = 1'-0"

**Option 2 & 4**



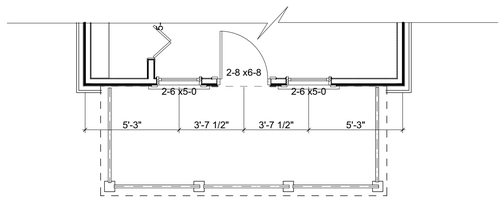

3 FIRST FLOOR-POWER/LIGHTING
SCALE: 1/4" = 1'-0"

**Option 2 & 4**




4 SECOND FLOOR-POWER/LIGHTING
SCALE: 1/4" = 1'-0"

**Option 2 & 4**




6 SECOND FLOOR DOUBLE PORCH
SCALE: 1/4" = 1'-0"

## FLOOR PLAN LEGEND

SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES 2 HOUR FIRE RATED FLOOR CONSTRUCTION TO SEPARATE UNITS. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

## GENERAL NOTES

1 LOCATE AND MARK ALL UTLITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.

2 DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)

3 PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.

4 FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...

5 COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.

6 INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).

7 NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A 117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS, NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS

8 FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1

9 EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.

10 EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.

11 SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

## POWER/LIGHTING LEGEND

- CEILING FAN
- DUPLEX OUTLET
- ETHERNET OUTLET (CAT6)
- CABLE OUTLET (CABLE)
- GFCI OUTLET (GFCI)
- 220 OUTLET (220)
- WEATHER PROOF OUTLET (WP)
- DOOR BELL
- THERMOSTAT (T)
- LIGHT SWITCH
- EXTERIOR WALL MOUNTED LIGHT (E)
- RECESSED CAN LIGHT (C)
- INTERIOR WALL MOUNTED LIGHT

POWER & LIGHTING
SHOWN FOR DESIGN INTENT ONLY
(POWER & LIGHTING BY OTHERS)

CITY OF BRYAN
*The Good Life, Texas Style.™*

# FLEX HOUSE
## OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS

Bryan, Texas

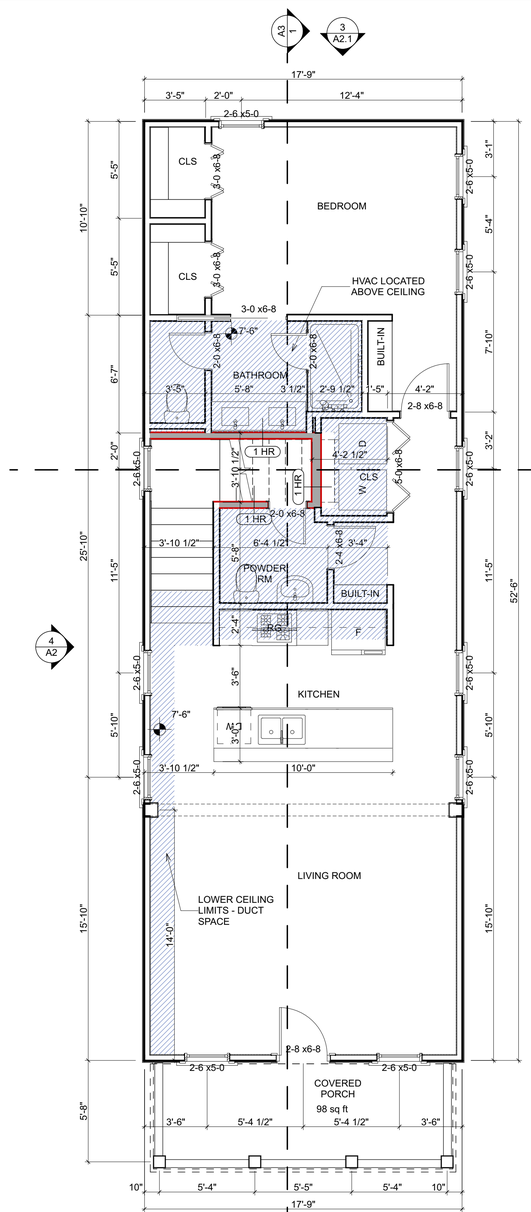
JOB NO.
**180012**

ISSUE DATE
**8/25/20**
**CD**

REVISIONS

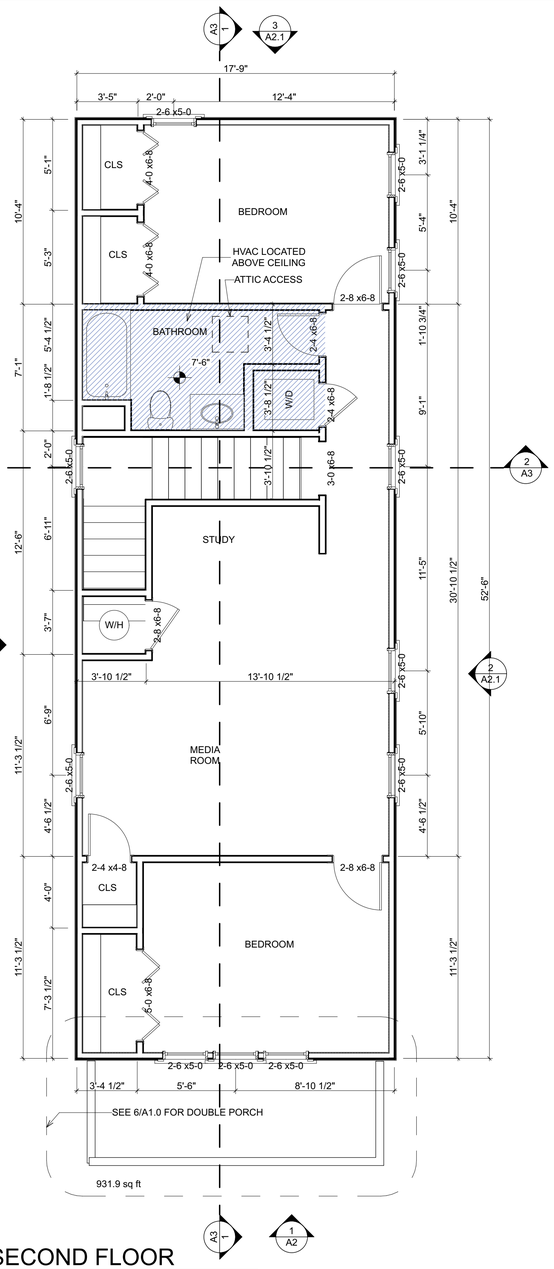
SHEET CONTENTS
**FLOOR PLANS-OPTION #1**

SHEET
**A1.0**



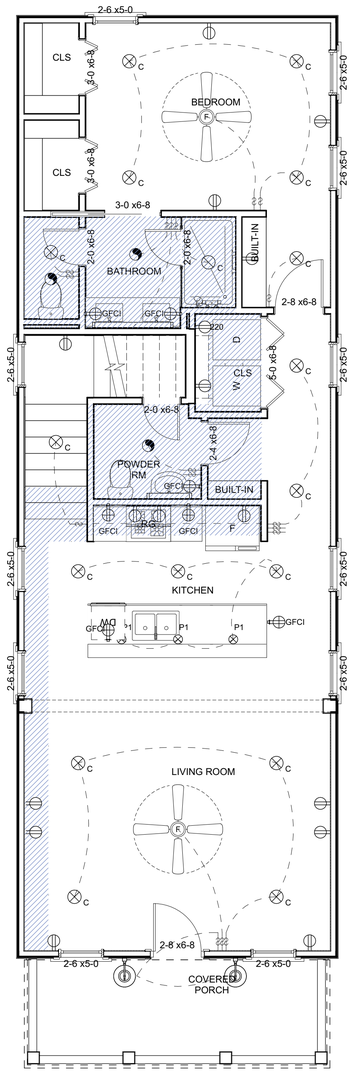

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

**Option 1 & 3**



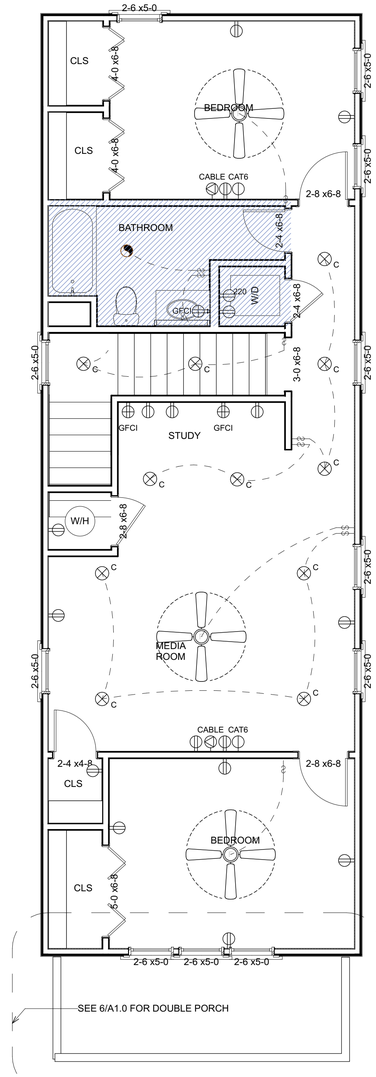

2 SECOND FLOOR
SCALE: 1/4" = 1'-0"

**Option 1 & 3**




3 FIRST FLOOR-POWER/LIGHTING
SCALE: 1/4" = 1'-0"

**Option 1 & 3**




4 SECOND FLOOR-POWER/LIGHTING
SCALE: 1/4" = 1'-0"

**Option 1 & 3**

## FLOOR PLAN LEGEND

SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES 2 HOUR FIRE RATED FLOOR CONSTRUCTION TO SEPARATE UNITS. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

## GENERAL NOTES

1 LOCATE AND MARK ALL UTLITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.

2 DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)

3 PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.

4 FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...

5 COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.

6 INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).

7 NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A 117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS, NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS

8 FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1

9 EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.

10 EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.

11 SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

## POWER/LIGHTING LEGEND

- CEILING FAN (F)
- DUPLEX OUTLET
- ETHERNET OUTLET (CAT6)
- CABLE OUTLET (CABLE)
- GFCI OUTLET (GFCI)
- 220 OUTLET (220)
- WEATHER PROOF OUTLET (WP)
- DOOR BELL
- THERMOSTAT (T)
- LIGHT SWITCH
- EXTERIOR WALL MOUNTED LIGHT (D)
- RECESSED CAN LIGHT (C)
- INTERIOR WALL MOUNTED LIGHT

POWER & LIGHTING SHOWN FOR DESIGN INTENT ONLY (POWER & LIGHTING BY OTHERS)

CITY OF BRYAN
*The Good Life, Texas Style.™*

# FLEX HOUSE
## OPTIONS 1,2,3,4: SINGLE AND DUPLEX VARIATIONS
## SINGLE UNIT AND DUPLEX VARIATIONS

Bryan, Texas

JOB NO.
**180012**

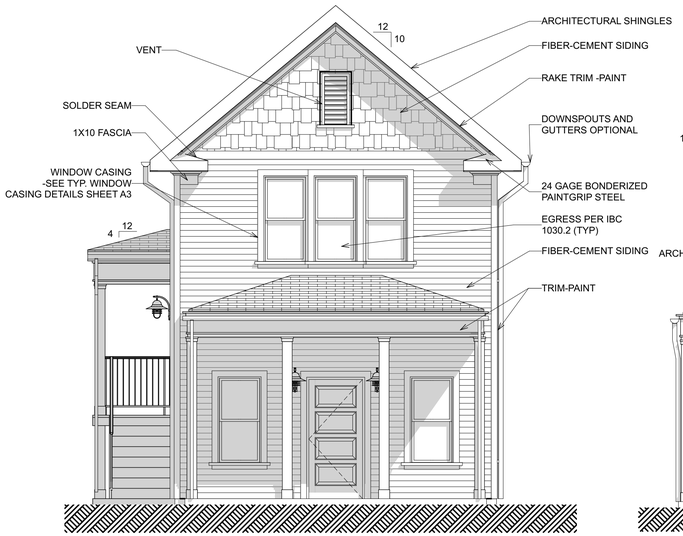
ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS
**FLOOR PLANS-OPTION #3**

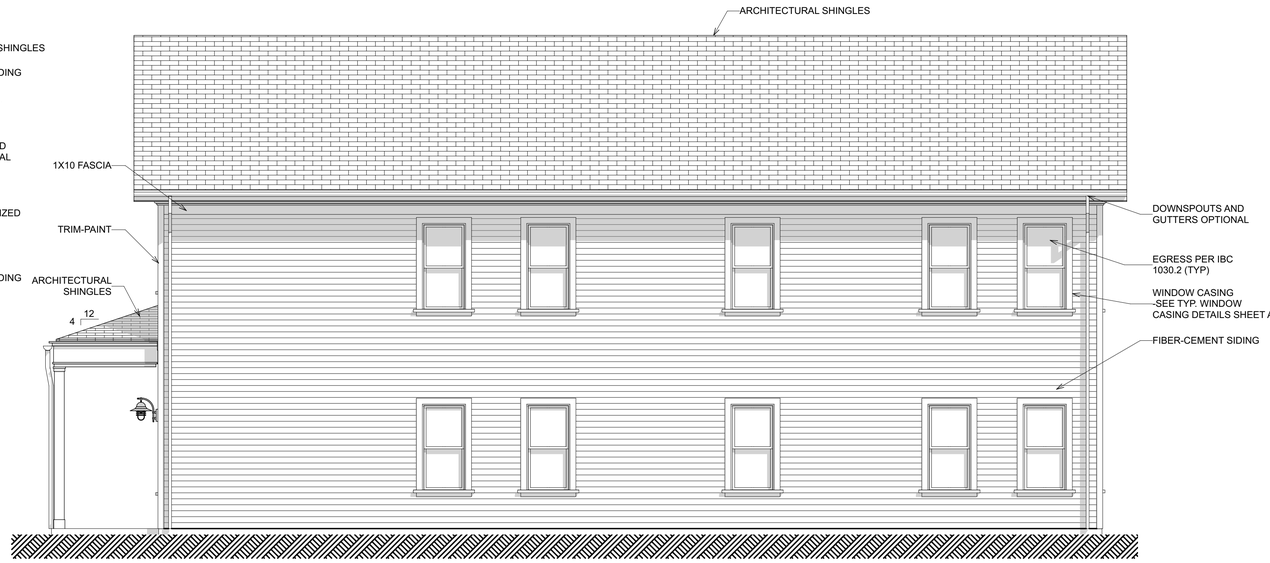
SHEET
**A1.1**

NOTE: REFER TO ATTACHED SPECIFICATIONS SECTION 09900 EXTERIOR PAINTS AND COATINGS FOR ALL EXTERIOR FINISHES.



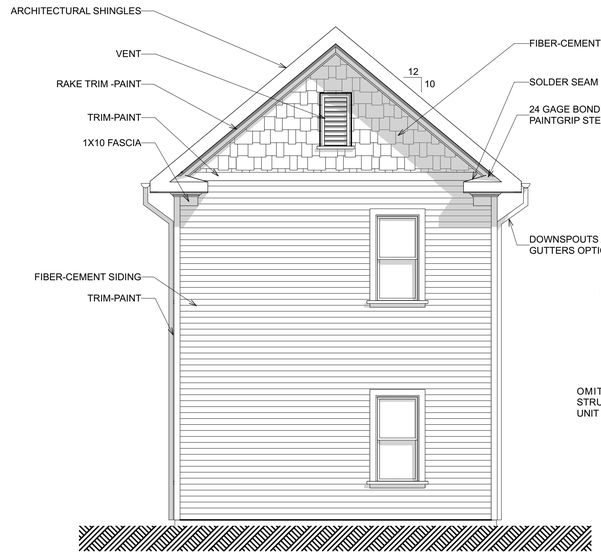

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 2**



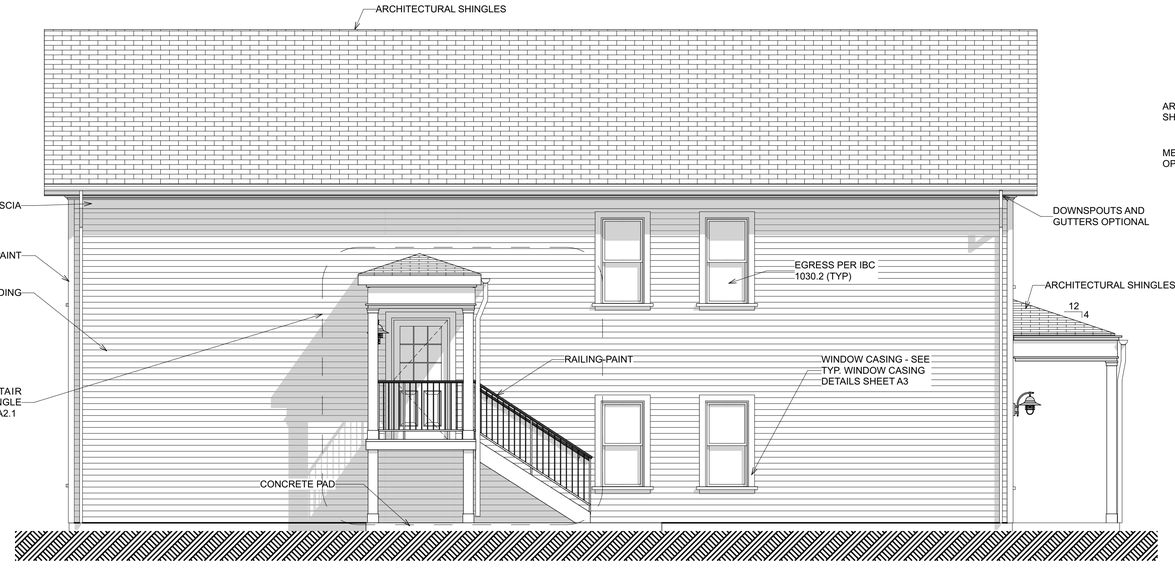

3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 2**



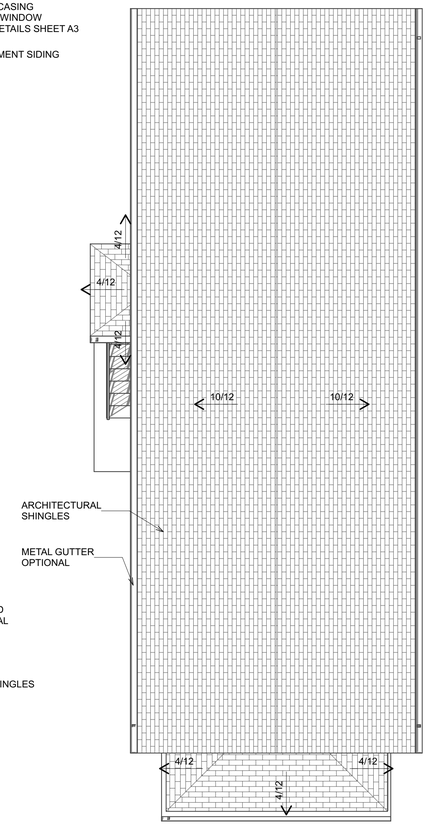

2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

**Option 2**




4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 2**




5 ROOF PLAN
SCALE: 3/16" = 1'-0"

**Option 2**

CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH,**
Bryan, Texas

JOB NO.
**180012**

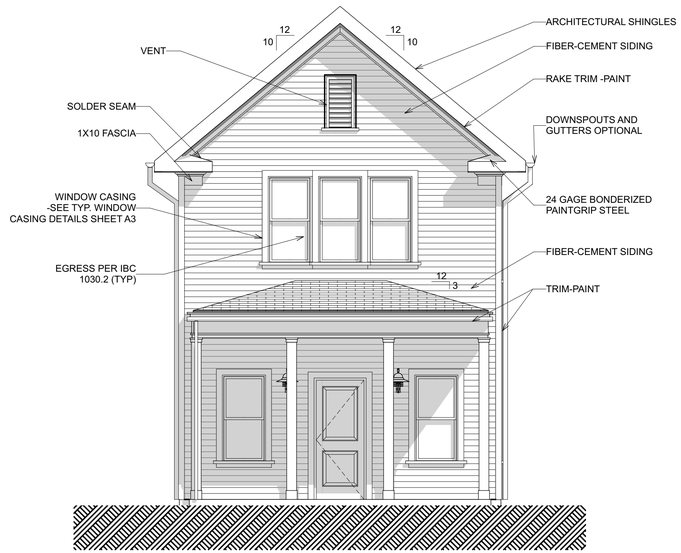
ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS
**EXTERIOR ELEVATIONS- OPTION #2**

SHEET
**A2.0**

NOTE: REFER TO ATTACHED SPECIFICATIONS SECTION 09900 EXTERIOR PAINTS AND COATINGS FOR ALL EXTERIOR FINISHES.

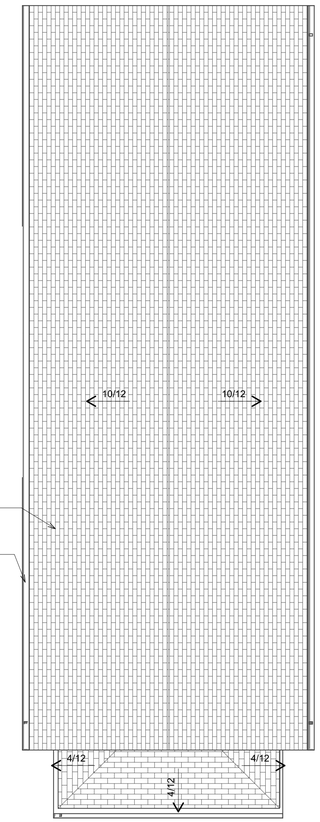



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 1**

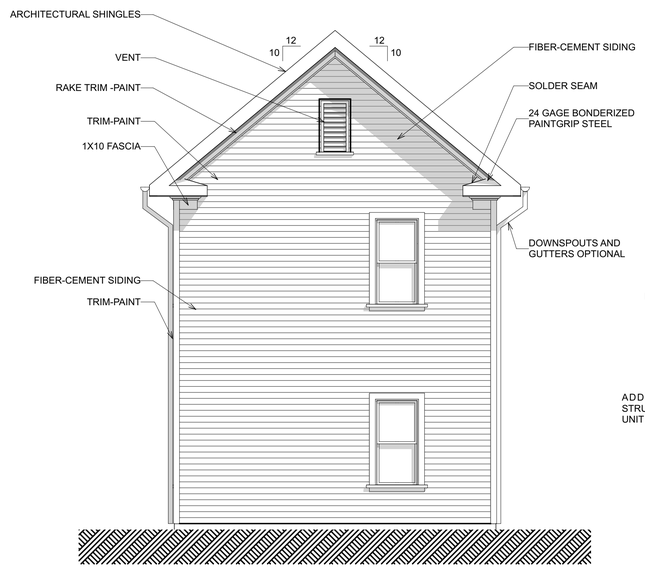

2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 1**



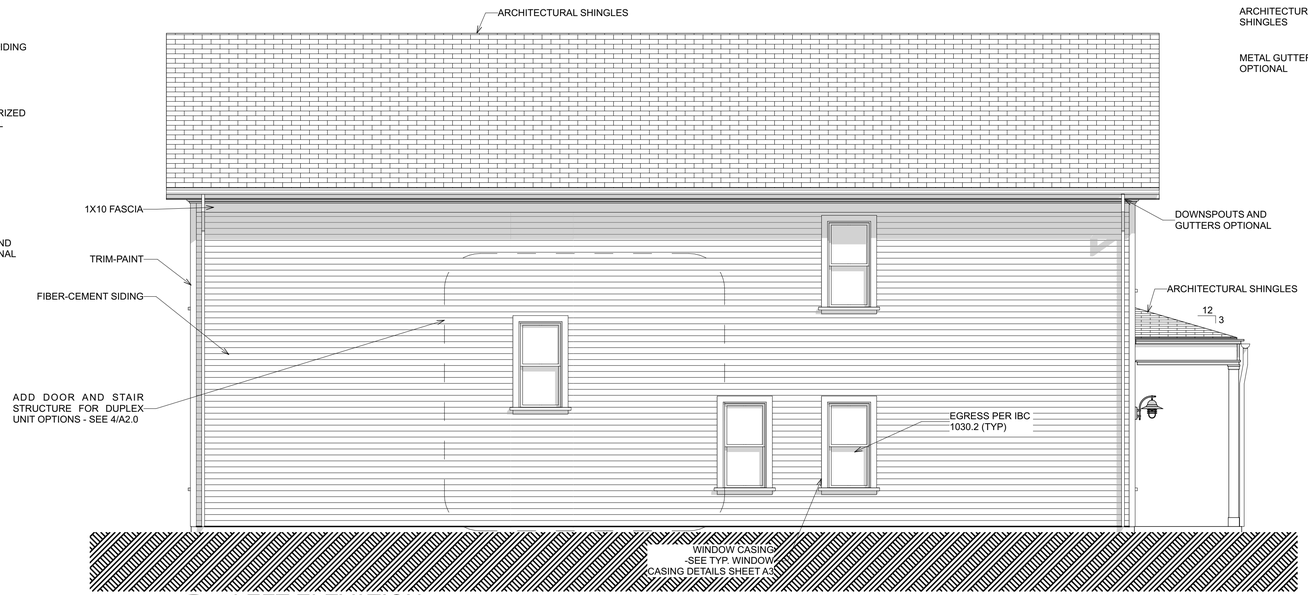

5 ROOF PLAN
SCALE: 3/16" = 1'-0"

**Option 1**




3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

**Option 1**




4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 1**



CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS**
Bryan, Texas

JOB NO.
**180012**

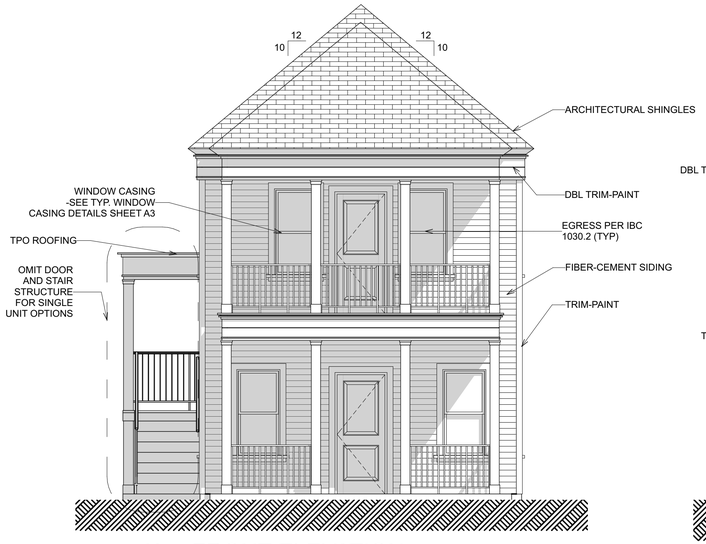
ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS
**EXTERIOR ELEVATIONS- OPTION #1**

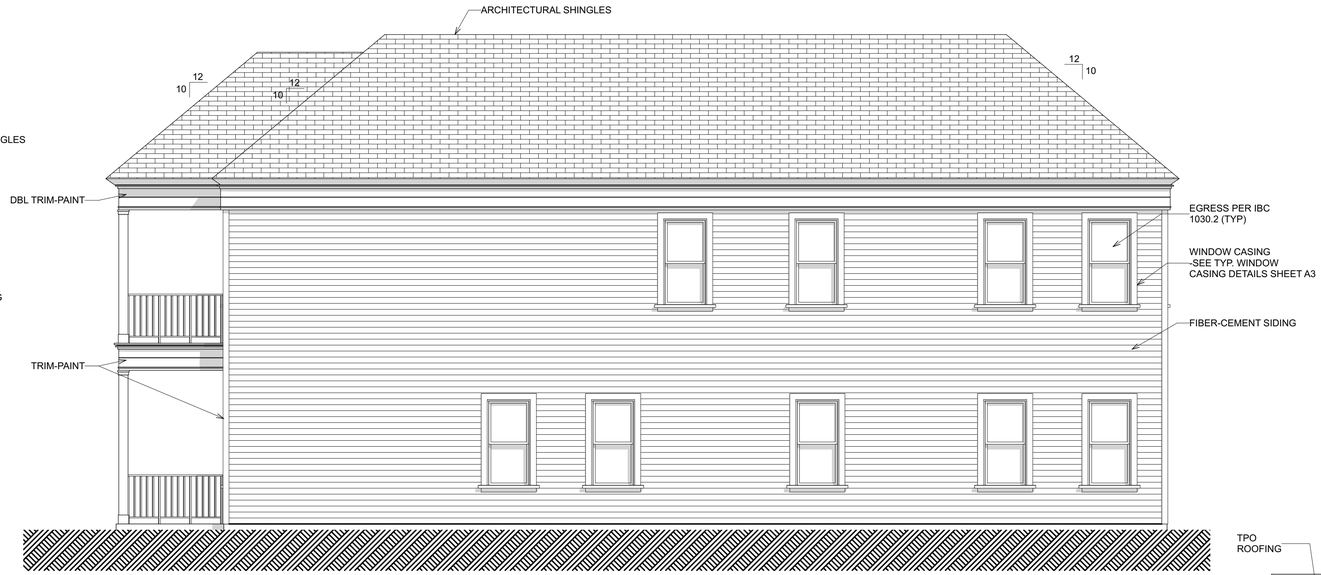
SHEET
**A2.1**

NOTE: REFER TO ATTACHED SPECIFICATIONS SECTION 09900 EXTERIOR PAINTS AND COATINGS FOR ALL EXTERIOR FINISHES.



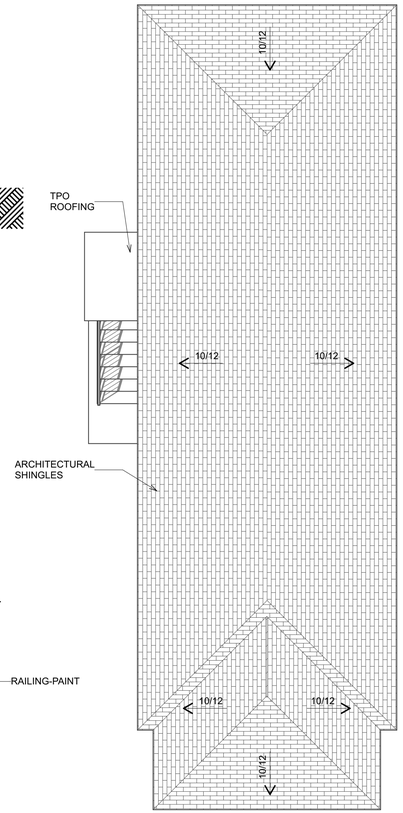

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 3&4**



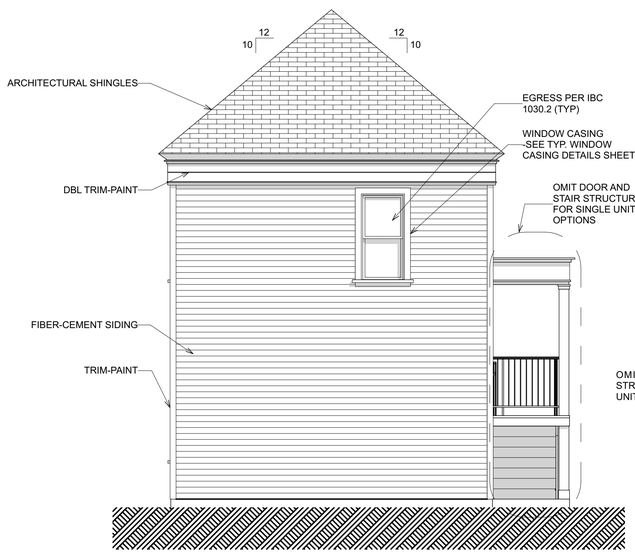

3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 3&4**



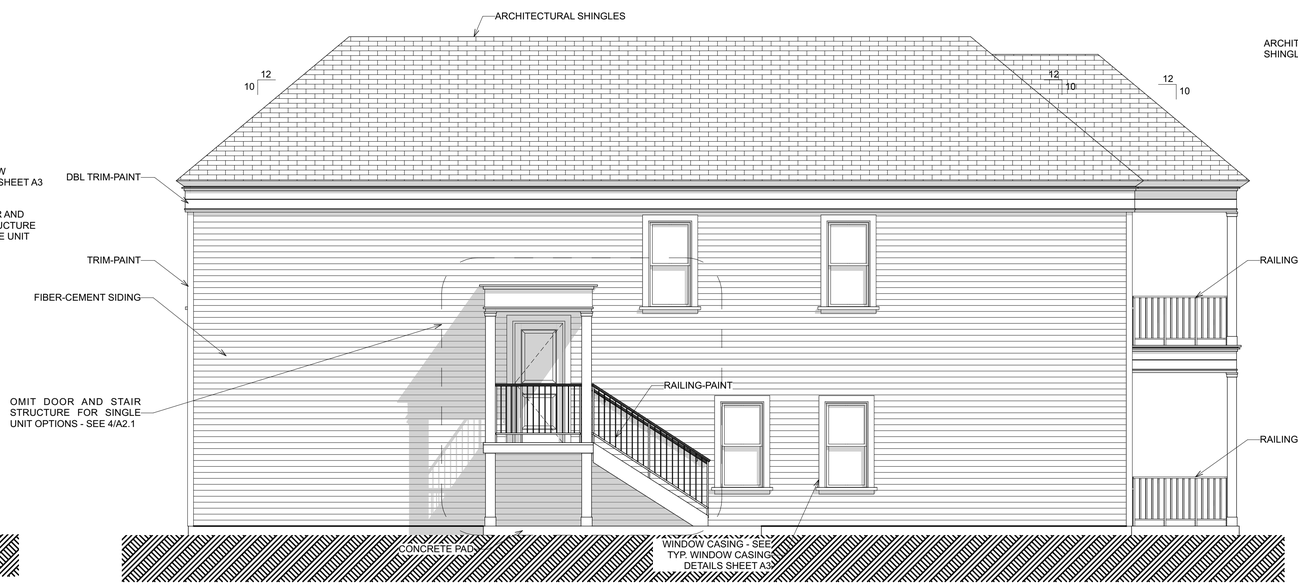

5 ROOF PLAN
SCALE: 3/16" = 1'-0"

**Option 3&4**




2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

**Option 3&4**




4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

**Option 3&4**

CITY OF BRYAN
*The Good Life, Texas Style.™*

FLEX HOUSE
**OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS**
Bryan, Texas

JOB NO.
**180012**

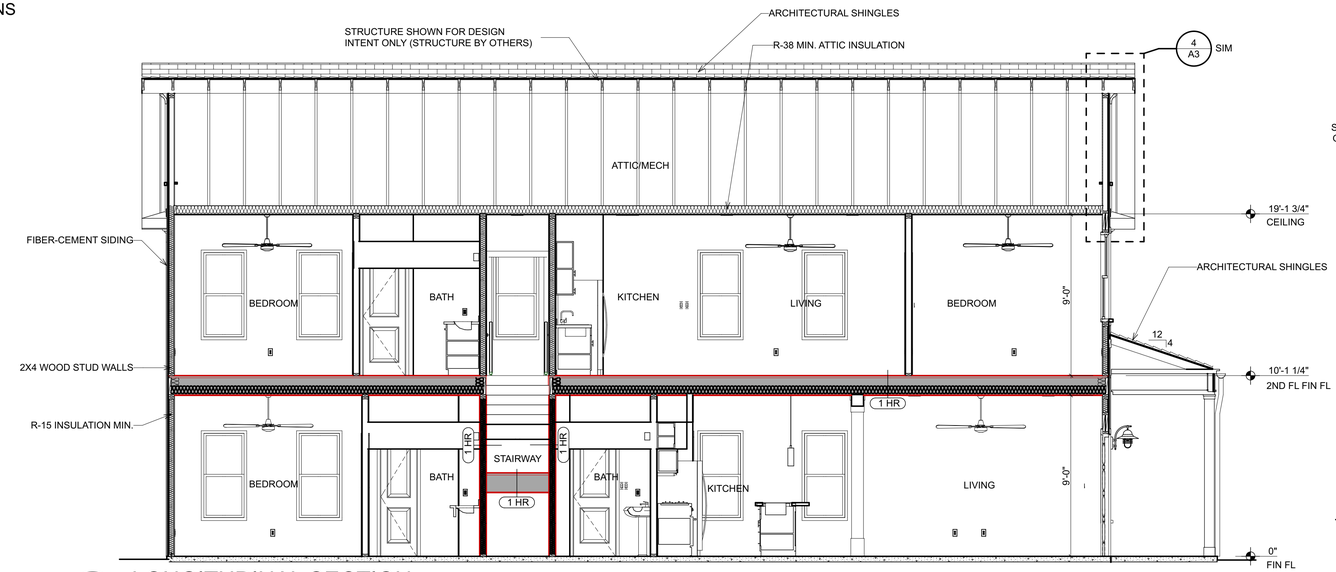
ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS
**EXTERIOR ELEVATIONS-OPTION #3&4**

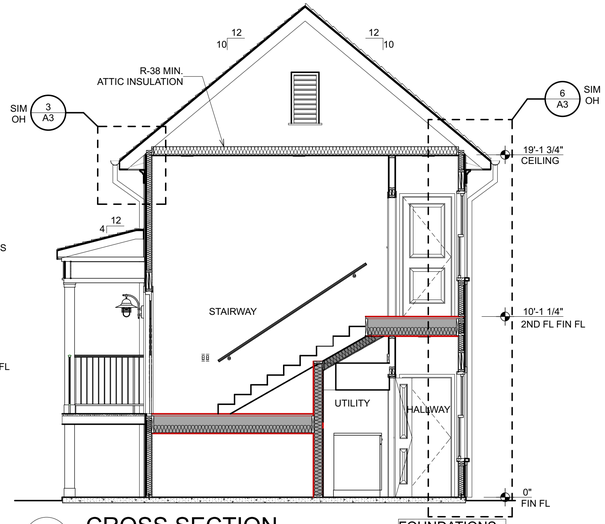
SHEET
**A2.2**

NOTE: REFER TO ATTACHED SPECIFICATIONS SECTION 09900 EXTERIOR PAINTS AND COATINGS FOR ALL EXTERIOR FINISHES.

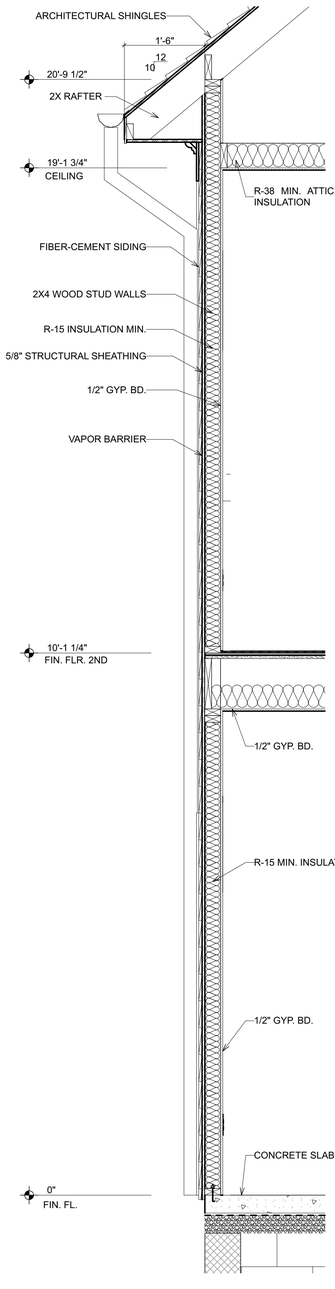



1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

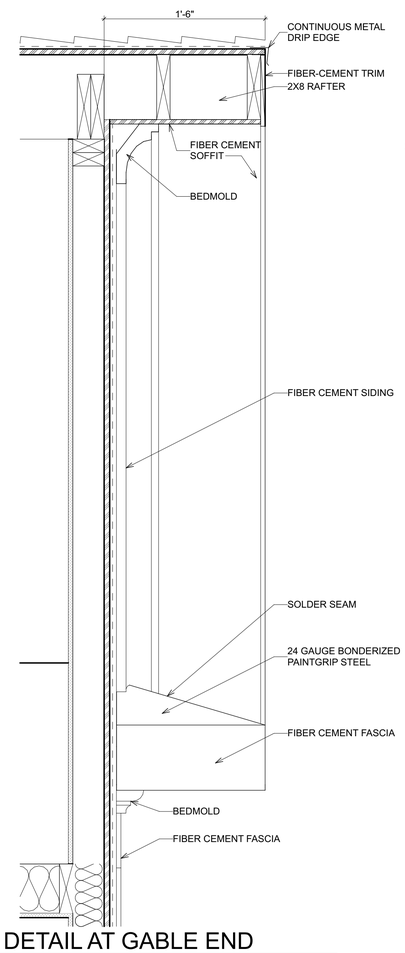
FOUNDATIONS BY OTHERS



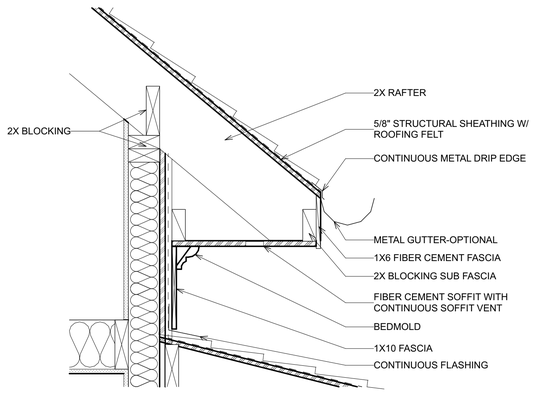

2 CROSS SECTION
SCALE: 1/4" = 1'-0"



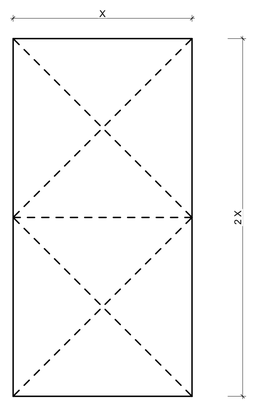

6 TYPICAL 2 LEVEL WALL SECTION
SCALE: 3/4" = 1'-0"




4 DETAIL AT GABLE END
SCALE: 1 1/2"= 1'-0"

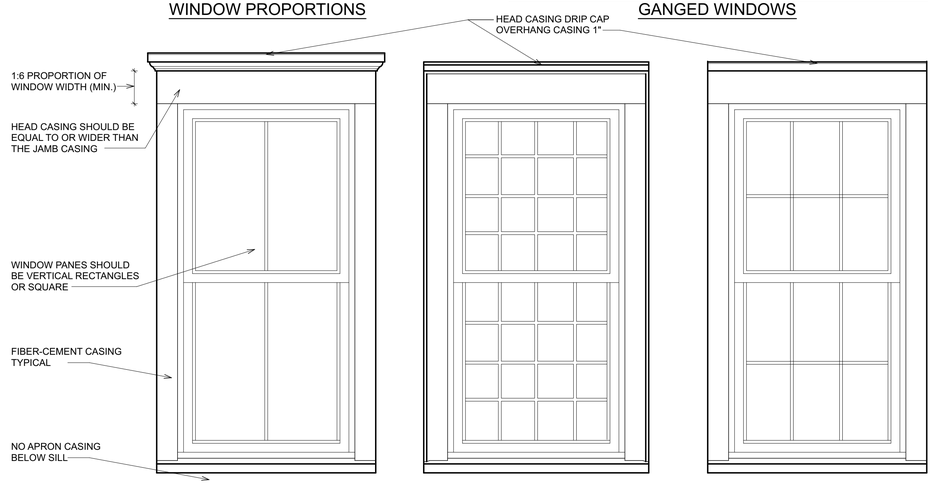



3 DETAIL AT EAVE
SCALE: 1 1/2"= 1'-0"




WINDOW PROPORTIONS


GANGED WINDOWS




CROWNED HEAD CASING | BANDED CASING | FLAT CASING

5 TYPICAL WINDOW CASEING DETAILS
SCALE: 1" = 1'-0"

**Option 1&2**

CITY OF BRYAN
*The Good Life, Texas Style.™*

# FLEX HOUSE
## OPTIONS 1,2,3,4: SINGLE AND DOUBLE PORCH, SINGLE UNIT AND DUPLEX VARIATIONS
Bryan, Texas

JOB NO.
**180012**

ISSUE DATE
**8/25/20**
**CD**

REVISIONS

SHEET CONTENTS
**BUILDING SECTIONS**

SHEET
**A3**